

**UNAPPROVED
MINUTES OF THE SPECIAL JOINT MEETING OF THE CITY COUNCIL,
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA), AND
COMMUNITY IMPROVEMENT COMMISSION (CIC)**

Tuesday, February 3, 2009

The meeting convened at 12:10 a.m. (on 2/4/09) with Chair Johnson presiding.

2-B

1. ROLL CALL

Present: Chair Beverly Johnson
Boardmember Lena Tam
Boardmember Frank Matarrese
Boardmember Marie Gilmore
Vice Chair Doug deHaan

2. CONSENT CALENDAR

- 2-A. Approve the Minutes of the Special Joint City Council and CIC Meeting, and the Special CIC Meeting held on January 6, 2009. (City Clerk) **[CIC]**.
- 2-B. Recommendation to authorize the use of \$350,000 of Tax Exempt Bond Funds from the Merged Area Bond (Funds 201.11 and 201.15) and appropriate the funds for use for the Fleet Industrial Supply Center (FISC) Emergency Water Repairs and Electrical Upgrades at Park Street and Buena Vista Avenue; and authorize FISC Lease Revenue for additional annual support of the Façade Grant Program. (Development Services) **[CIC and ARRA]**

Item 2-B was pulled for discussion. Approval of Item 2-A was motioned by Member Matarrese and seconded by Member Gilmore and passed by the following voice votes: Ayes: 5 Noes: 0 Abstentions: 0.

Discussion of Item 2-B: Leslie Liittle, Development Services Director, summarized the project and asked the Board for consideration so that the project can get underway for construction in the October timeframe. The request is essentially an appropriation of \$800,000 that staff expects there will be a trade of some funds between the FISC and the CIC. The tax exempt bonds will go into the FISC water project as a Public Works project and the FISC lease revenues will come back to the CIC to be used outside of redevelopment project areas and does not have the same restrictions as redevelopment funds.

Rob Ratto, PSBA Executive Director, discussed the current improvement program on Park Street and urged the CIC/Board to approve the money for the undergrounding, the façade grant, and the FISC property.

Approval of Item 2-B was motioned by Member Matarrese, seconded by Vice-Chair deHaan, and passed by the following voice votes: Ayes: 5 Noes: 0 Abstentions: 0.

3. REGULAR AGENDA ITEMS

- 3-A. Recommendation to consider an amendment to the Lease Agreement of 2315 Central Avenue between the CIC of the City of Alameda, Lessor, and Alameda Wine Company, LLC, Tenant. (Development Services) **[CIC]**

Ms. Little gave a brief overview of Alameda Wine Company's request to amend their lease to change their hours of operation. Staff is recommending no change to their lease at this time. The tenant addressed the CIC explaining her request is due to financial reasons, stating that the hours of 11:00 a.m.– 4:00 p.m. are the least profitable for her business.

Member Matarrese motioned to follow staff's recommendation to keep the status quo and defer any change to the Alameda Wine Company lease until such time that there is the eventuality and risk of the business closing. Only at that time should this item be brought back to the CIC. Member Gilmore seconded the motion and it was passed by the following voice votes: Ayes: 3 Noes: 1 (Vice-Chair deHaan) Abstentions: 1. (Member Tam)

3-B. Recommendation to approve a Five Year Lease and Repayment Plan/Write-off with AC Hornet Foundation. (Development Services) [ARRA]

Ms. Little and Nanette Mocanu, Finance & Administration Division Manager, summarized the Hornet's repayment plan to alleviate their debt.

The Board gave direction to staff to bring this item back after revisions to the repayment plan to include that the Hornet provide: a new business plan, credible financial reports, evidence of creditors, and address the issue of the benefit to the ARRA of moving the Hornet for profitable use of Pier 3. The Board also requested that a representative from the Hornet attend the meeting when this item is brought back before the ARRA.

3-C. Recommendation to approve an amendment to Consultant Contract with Harris & Associates for On-Call Services for Review of Land Development Entitlement Applications for Redevelopment of Alameda Point. (Development Services) [ARRA]

This item was continued to the next Regular ARRA meeting on March 4, 2009.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative - Highlights of January 8th Alameda Point RAB Meeting.

Member Matarrese requested the Board review the handouts regarding OU-5 and OU-2B technical details. The next RAB meeting is on Thursday, 2/5.

7. ADJOURNMENT – ARRA, CIC

Meeting was adjourned at 1:22 a.m. by Chair Johnson.

Respectfully submitted,



Irma Glidden
ARRA Secretary